

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

Jennifer Casey
Chairwoman

Sarah Lansdale, AICP
Commissioner

Date: May 3, 2023
Time: 2:00 p.m.
Location: Zoom Meeting

Members Present (14)

Lasheca Lewis – Town of Babylon
John Coverdale – Town of Brookhaven
David Doty – Town of East Hampton
Jennifer Casey – Town of Huntington
Timothy McCarthy – Town of Islip
John Condzella – Town of Riverhead
Elizabeth Galle – Town of Shelter Island
John Finn – Town of Smithtown (arrived after Meeting Summary votes)
Daniel Flynn – Town of Southampton
Thomas McCarthy – Town of Southold (arrived after Meeting Summary votes)
Lisa Perry – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Errol Kitt – At Large
Stephanie Baldwin – At Large

Members Not Present (1)

Kevin Gershowitz – At Large

Staff Present (7)

Andrew Freleng – Chief Planner
Theodore Klein – Principal Planner
Christine DeSalvo – Administrative Assistant
John Corral – Environmental Projects Coordinator
William O'Brien – Research Analyst
Michael Selig – GIS/Mapping Specialist
Brittany Toledano – Assist. County Attorney (Commission Counsel)

Call to Order - The Suffolk County Planning Commission meeting of May 3, 2023 was called to order by Chairwoman Jennifer Casey at 2:00 p.m.

-1-

The Pledge of Allegiance

Adoption of Minutes - Motion to adopt the April 4, 2023 Meeting Minutes was made by Commission member Kaufman, seconded by Commission member Perry. Vote Approved unanimously less 1 abstention (Finn).

Public Portion – There were six members of the public that requested time to speak to the Commission regarding referrals to the Planning Commission on the agenda.

Chair's Report – None.

Guest Speakers – **William O'Brien**, Research Analyst, Suffolk County Economic Development and Planning; gave a presentation on Environmental Justice and Disadvantaged Communities in Suffolk County, providing clarification and answered Commission member questions.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code

- **Jefferson Station** – The application is referred by the Town of Brookhaven, received on March 23, 2023 - the Commission's jurisdiction for review is that the application is adjacent to SR 112. The applicant is seeking the change of zone of a 10.371-acre property located north of Terryville Road, south of Chereb Lane, and west of Patchogue Road/SR 112, Port Jefferson Station from Business 2 (J-2) to Commercial Redevelopment District, demolition of existing commercial buildings, and construction of a new mixed-use development. The proposed development includes seven (7) commercial buildings containing a total of 8,000 SF of retail, 12,300 SF of restaurant space, a 6,500 SF food hall, 13,000 SF health club and 3,500 SF of professional/medical office on the northerly half of the property and three 3-to-4- story buildings containing apartments over ground floor parking on the southerly half of the property. The residential buildings will contain a total of 280 dwelling units, 20% of which will be marketed as affordable housing for adults with intellectual and/or developmental disabilities. A total of 715 parking spaces will be provided, including 414 residential spaces and 301 nonresidential spaces. Four loading and service spaces will also be included.

The staff report recommended approval of the Change of Zone approval to allow for the proposed development with eleven (11) comments to be offered for their consideration and use by the Town of Brookhaven.

After deliberation Commission resolved to generally agree with the staff report, adding one additional comment, and a motion to Approve the Change of Zone and to offer twelve (12) comments for their consideration and use by the Town of Brookhaven was made by Commission member Coverdale and seconded by Commission member Galle, vote to Approve; 12 ayes, 2 nays (Condzella, Doty), 0 abstentions.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code (continued)

- **D & G Realty Ventures, LLC** – The application is referred by the Town of Islip, received on March 28, 2023 - the Commission's jurisdiction for review is that the application is located adjacent to Union Boulevard (CR 50). Applicants seek change of zone approval from the Islip Town Board for the construction of an approximate 222,000 SF 3-4 story apartment building with 140 senior (55 and older) rental apartments with 9,900 SF commercial space on the ground level, and 21,000 SF (total) consisting of 9 non-age restricted ownership townhouses. The proposed 4 story apartment building is designed to have parking beneath the residential units, wrap around one parking lot and be adjacent to another parking lot intended to serve its residents. Ground floor and surface parking proposed (329 spaces) is in accordance with the Town of Islip Zoning Law (1 per 150 SF of Retail & medical office and 1.75 per residential unit). The subject development site is a total of 5.05 acre parcel located in the hamlet of Bay Shore. The petitioners are requesting a change of the zone on the subject site from Business and Business 3 Districts to all Downtown Development District (DDD). The conceptual site plan as part of the referral material indicates a proposed Floor Area Ratio of 1.11. The applicant proposes to demolish the existing buildings on site and develop the parcel as described above.

The staff report recommended approval of the change of zone application from Business and Business 3 Districts to all Downtown Development District (DDD) for the construction of the mixed-use development and offered three (3) comments for their consideration and use by the Town of Islip. After deliberation the Commission resolved to generally agree with the staff report and approve the change of zone application with three additional comments for a total six (6) comments.

The motion to approve the change of zone application and to offer the six (6) comments for their consideration and use by the Town of Islip Town Board was made by Commission member Timothy McCarthy and seconded by Commission member Doty, vote to Approve; 14 ayes, 0 nays, 0 abstentions.

- **Town of Shelter Island – Large Home Moratorium Local Law, A twelve (12) month moratorium on the processing and issuance of special permits in connection with any application for one-family dwellings and accessory structures with a square foot living area greater than 5,999 square feet.** - The application is referred by the Town of Shelter Island Town Board, received on April 11, 2023 - the Commission's jurisdiction for review is that the application is a zoning action, amendment to a local law and/or a moratorium. The Town of Shelter Island is proposing a "Large Home Moratorium Local Law" imposing a twelve (12) month moratorium on the processing and approval of special permits by the Town Board in connection with any application for one-family dwellings and accessory structures with a square footage living area greater than 5,999 square feet. The purpose of the law is to temporarily suspend the acceptance and processing of special permit applications for such larger homes until the Town's comprehensive plan is updated, so as to ensure that such homes are currently in keeping with the community character and do not create excessive environmental harm.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code (continued)

Town of Shelter Island – Large Home Moratorium Local Law, A twelve (12) month moratorium on the processing and issuance of special permits in connection with any application for one-family dwellings and accessory structures with a square foot living area greater than 5,999 square feet (continued) - The staff report recommended Approval of proposed "Large Home Moratorium Local Law" recommending that the moratorium should be limited to an initial six (6) month period. At such time, the Town should return to the Suffolk County Planning Commission to advise on its progress.

After deliberation Commission resolved to generally agree with the staff report and a motion that the Suffolk County Planning Commission approve the proposed "Large Home Moratorium Local Law" for a moratorium on the processing and approval of special permits by the Town in connection with any application for one-family dwellings and accessory structures with a square footage living area greater than 5,999 square feet, and to offer four (4) comments for their consideration and use by the Town of Shelter Island was made by Commission member Galle and seconded by Commission member Kaufman, vote to Approve; 8 ayes, 4 nays, 0 abstentions. (Coverdale and Finn were not present during vote).

- **WH Equity Group, LLC** – The application is referred by the Incorporated Village of Westhampton Beach, received on April 4, 2023 - the Commission's jurisdiction for review is that the application is located adjacent to County Road 80 (Montauk Highway) and the Town of Southampton municipal boundary. Applicants are seeking site plan approval from the Village of Westhampton Beach Planning Board for the construction of a multi-family residential development (formerly known as "Patio Gardens"), consisting of forty-five (45) dwelling units, seven (7) of which will be designated as 'Affordable' units, distributed amongst seventeen (17) buildings with ninety-nine (99) parking spaces, along with a community building, swimming pool, on-site sanitary treatment plan, stormwater drainage structures and associated site improvements on the eight (8) acre property.

The staff report recommended approval of the site plan application for the proposed multi-family residential development and offered fourteen (14) comments for their consideration and use by the Village of Westhampton Beach Planning Board.

After deliberation a motion to approve the site plan application with the fourteen (14) comments for their consideration and use by the Village of Westhampton Beach Planning Board was made by Commission member Kaufman and seconded by Commission member Flynn, vote to Approve; 12 ayes, 0 nays , 0 abstention, 2 absent (Coverdale & Finn left meeting before vote).

Other Commission Business

- **Andrew Freleng**, Chief Planner of the Suffolk County Department of Economic Development and Planning gave statistics regarding the annual report and trend analysis of referrals to the Planning Commission.
- Chairwoman Casey indicated that the next Commission meeting is to be held on Wednesday, June 7 at 2 p.m. in-person at the Legislative Auditorium in Hauppauge.
- Motion to adjourn meeting was approved unanimously.

-4-